



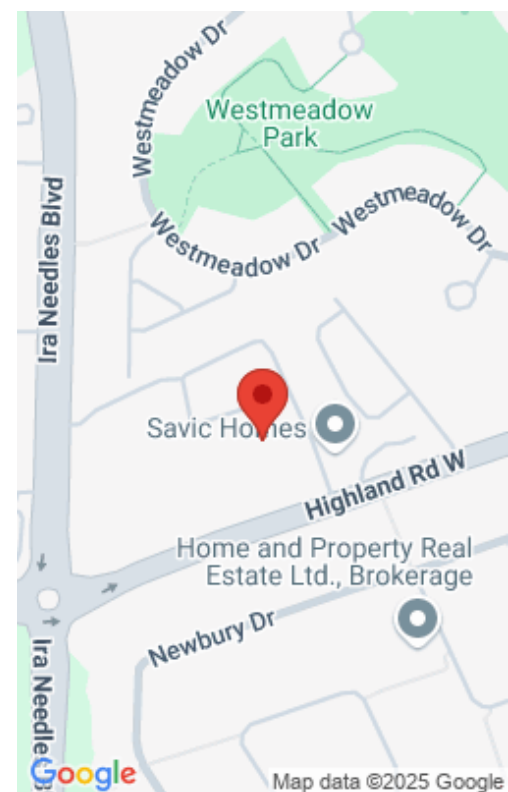
**\$415,000**

## **1460 HIGHLAND RD W, KITCHENER, ON N2N 0B7, CANADA**

<https://adamgracie.ca>

One-of-a-Kind Ground Floor Unit- Perfect for First-Time Buyers & Investors! Welcome to a rare gem in the heart of Kitchener! This bright, spacious, and ultra-clean bachelor pad is unlike anything on the market right now. Featuring ground-floor convenience, private parking, and a huge balcony, this home is the perfect blend of comfort and style. Located...

- 1 bed
- 1 bath
- Residential
- Condo/Apt Unit
- Active
- Owner, 650 sq ft



## Rooms

Room type	Dimensions	Area	Length	Width
Kitchen	12ft. 3in. X 10ft. 0in.	120.3	12.03	10
Living Room	14ft. 3in. X 10ft. 1in.	140.4403	14.03	10.01
Bedroom Primary	11ft. 5in. X 10ft. 5in.	111.0525	11.05	10.05
Foyer				
Bathroom	11ft. 7in. X 9ft. 9in.	100.6263	11.07	9.09

## Building Details

<b>Year built:</b> 2011	<b>ArchitecturalStyle:</b> 1 Storey/Apt
<b>ParkingTotal:</b> 1	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air, Natural Gas	<b>Basement:</b> None, Unfinished
<b>Exterior material:</b> Brick, Concrete, Stone, Vinyl Siding	<b>Roof:</b> Asphalt Shing
<b>Parking:</b> 1, Asphalt, Exclusive	

## Amenities & Features



**Features:** Separate Hydro Meters    **Amenities:** Dishwasher, Dryer, Microwave, Parking, Refrigerator, Stove, Water Heater

**Waterfront available:** No    **GarageYN:** No

**AttachedGarageYN:** No    **CoolingYN:** No

**Cooling:** Central Air    **PoolPrivateYN:** No

**FireplaceYN:** No

